

MINUTES  
BOARD OF SELECTMEN  
MONDAY, FEBRUARY 26, 2007  
REGULAR SESSION  
SELECTMEN'S MEETING ROOM, TOWN HALL

Executive Session - Discuss Strategy with Respect to Collective Bargaining

I. CALL TO ORDER

A regular meeting of the Board was called to order in open session at 5:30 PM in the Selectmen's Meeting Room at Town Hall. All members were present. Town Administrator Tom Younger and Assistant Town Administrator Jeff Conti were also present. The School Committee, Superintendent Holland, Finance Director Missal, labor counsel Bob Frasier, Phil Curtis and Diane Crimmins were also present.

The Board moved: To enter into executive session for the purpose of discussing collective bargaining and subsequently to return to open session.

Motion carried unanimously (3-0). The Board entered executive session at 5:30 PM.

(During executive session, no substantive motions were made.)

The Board returned to open session at 6:14 PM and recessed at 6:15 PM to convene as the Municipal Light Board.

The Board returned to session at 7:08 PM.

Council on Aging Revolving Fund: Nava Niv-Vogel

The Council on Aging's request is to raise the limit of the revenues allowed in their revolving account from \$40,000 to \$50,000, as the balance was between those figures last year.

The Board discussed whether an even higher limit would be appropriate given the anticipated needs of the department.

The Board moved: To raise the FY07 revenue limit for the Council on Aging revolving account to \$50,000.

Motion carried unanimously (3-0).

The Board recessed at 7:13 PM to return to session as the Light Board.

The Board returned to session at 7:44 PM.

II. QUESTIONS FROM TOWN RESIDENTS

There were no questions.

ACTION BY WRITING

Declare February 26th through March 2nd - "Belmont Celebrates Diversity 2007 Week"

The Board moved: To so declare.

Motion carried unanimously (3-0).

#### ACTION BY APPOINTMENT

##### Belmont Center Planning Group

The Belmont Center Planning Group (BCPG) appeared before the Board along with Planning Director Jay Szklut.

BCPG Chair Vicki Alani presented the group's draft report on a planning vision for Belmont Center. The purpose of the report is to provide a basis for public discussion. The report lists a vision or goal for what Belmont Center should be and 6 objectives to guide progress toward that vision. For each objective, a number of recommendations are made to work towards its achievement. More work needs to be done to list concrete steps to accomplish each of the recommendations.

The BCPG defined a Belmont Center "study area" running from the intersection of Leonard and Pleasant all the way to the library and pool on Concord Ave. It does not include the high school. Ms. Alani said that the most important point is not to consider any area of the center on an individual basis but rather in the context of the needs of the entire area.

The Board asked how the Selectmen can be of assistance. Ms. Alani said the group needs someone with experience in the retail community and mixed-use development, and someone with specialized experience in dealing with traffic issues. The group also anticipated the need to hire a design consultant at some point to flesh out some of the specific design features for the Center, but that may not be needed for some months.

##### Pavement Management

The Pavement Management Committee appeared before the Board to present its report. Chair Mike Speidel said the committee looked at how to maximize the Town's resources, create a fair policy that treats all road elements with consistency, and how to manage the tradeoff between doing things well and having a low impact on the taxpayer.

Specifically, the report establishes targets for our arterial and collector roads of 15 years and other roads of 25 years to bring them up to a sufficient standard, and to address the sidewalk backlog within 15 years. There are also some recommendations regarding revisions to the by-law governing the street opening permit process.

The current pavement management program involves an objective analysis by a consultant of the quality of each road and what is necessary to bring it to a satisfactory condition. Belmont has 70 miles of streets and most will require full depth reconstruction. This would cost approximately \$63 million in current dollars - if ancillary costs such as police details are included, \$85 million. The sidewalk backlog contains about 800 items.

The Town has been spending roughly \$1.3 million per year on roads. Only about \$800,000 of that are hard construction costs; the rest is design work, details, and normal pavement maintenance. There is also about \$115,000 in the annual operating budget for pothole patching. At this current rate of funding, it would take 20 years to do all the arterials and collectors and no other roads would get done.

To date there has been no formal policy on how to consistently treat the non-pavement features of a roadway.

Mr. Speidel said the Selectmen have to be forceful in requiring utilities to comply with strict standards in restoring roadways after street openings.

The committee presented a new proposed classification of Town roads into arterials, collectors, and local roads based on average daily traffic counts. The recommendations include criteria for adding sidewalks during reconstruction projects and general guidelines for on-street parking lanes based on street classification, street width and walking demand. The guidelines also cover when to use planting strips next to sidewalks and what type of curbing, if any, to use on each classification of streets.

At current funding levels, the existing policy of reconstructing only arterial and collector roads is the only logical approach. An enhanced funding level would be necessary to meet the goal of bringing all the roads to a satisfactory level within the time frame mentioned. The committee recommends a special purpose stabilization fund to assure the voters that funds will be used only for roads, including a Proposition 2 ½ override of \$2.1 million and \$2.5 million from the current free cash available. This funding would allow the Town to address the local roads as well as the arterials and collectors.

There was discussion of a recommendation by the committee that to preserve uniformity, private owners not be allowed to deviate from the guidelines to install granite curbing at their own expense once a road project is underway or has been completed. Community Development Director Glenn Clancy asked for permission to apply the revised curbing policy on an imminent road construction project in the interim while its fate is being deliberated.

The Board moved: To approve the application of the new proposed curbing policy just for the stated imminent road project.

Motion carried unanimously (3-0).

There was discussion of whether to adopt the non-funding aspects of the policy now. It was decided to get more input on the question of the private curbing.

#### Municipal Complex Parking Lot and Parking Issues

Police Traffic Sergeant Ken Hamilton and Community Development Director Glenn Clancy appeared for the parking group and presented the group's findings regarding properties with no driveways. A study conducted by the Community Development staff found about 22 such properties. A map was shown indicating that most of the properties are along Belmont Street near the Watertown border.

There was discussion of whether to carve out an exemption from the overnight parking ban for these properties. The parking group did not recommend this, but suggested that residents of these properties could give their contact information to the Council on Aging, which would in turn conduct outreach to senior citizens in town who might have driveway space to rent. It was also noted that the Town's municipal and school lots are available for overnight parking by residents. The Board accepted the parking group's recommendation.

There was discussion of the Town municipal complex parking lot and its availability for general parking after business hours. It was confirmed that the lot is available for general, short-term parking on weekdays after Town offices close at 4:30 PM, and on weekends. The lot is not to be used for overnight parking except for certain Town vehicles.

Selectman Brownsberger asked how residents can be informed that this area is available. The parking group felt that changing the signage in the lot would be expensive. Mr. Conti suggested placing a notice on the Town's web site and the Board agreed this should be done.

## Town Administrator's Report

Mr. Younger said the Town hopes to have the Habitat property deed signed next week - the payment is already in escrow.

The Assessing Department is currently establishing the value of town-owned land on Lamoine and Sherman Streets for sale.

Congressman Markey's office has asked the Town if Belmont has any projects for funding in the federal budget. The Selectmen's Office has suggested funding for the Trapelo Road redesign, and for a school Public Safety Officer.

### IV. ACTION BY CONSENT

- A. Open Annual Town Meeting Warrant
- B. Notice of Change in Voting Location
- C. Renewal Application - Kennel License  
Renewal Application - Class II Used Car Dealer

The Board moved: To approve the actions by consent.

Motion carried unanimously (3-0).

### V. ACTION BY WRITING

- A. Horne Road Turn Restriction

The Traffic Advisory Committee has recommended a restriction prohibiting right turns onto Horne Road during the morning commute for a 6 month trial period.

The Board moved: To approve the action.

Motion carried unanimously (3-0).

#### Appointment to ABC Stormwater Flooding Board

The Board moved: To appoint Peter Castanino to the ABC Stormwater Flooding Board.

Motion carried unanimously (3-0).

#### Appointment to Belmont Housing Trust - BHA Representative

Sallye Bleiberg has resigned.

The Board moved: To appoint Anne Verrilli to the Housing Trust.

Motion carried unanimously (3-0).

The Board adjourned at 11:21 PM.

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Administrator

Thomas G. Younger, Town